142.0	0003	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,300 /	975,300
					USE VALUE:	975,300 /	975,300
					ASSESSED:	975,300 /	975,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HO PETER K & ANNA Y/ TRUSTEES
Owner 2:	HO REALTY TRUST
Owner 3:	
Street 1:	79 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HO PETER K & ANNA Y -
Owner 2:	-
Street 1:	79 TUFTS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 2859 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	514,200	5,100	456,000	975,300
Total Card	0.115	514,200	5,100	456,000	975,300
Total Parcel	0.115	514,200	5,100	456,000	975,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.13 | /Parcel: 341.13

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 91732

GIS Ref

GIS Ref

Insp Date 12/15/17

!11001!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	514,200	5100	5,000.	456,000	975,300		Year end	12/23/2021
2021	104	FV	490,100	5100	5,000.	456,000	951,200		Year End Roll	12/10/2020
2020	104	FV	490,200	5100	5,000.	456,000	951,300	951,300	Year End Roll	12/18/2019
2019	104	FV	377,900	5100	5,000.	427,500	810,500	810,500	Year End Roll	1/3/2019
2018	104	FV	354,300	5100	5,000.	353,400	712,800	712,800	Year End Roll	12/20/2017
2017	104	FV	331,500	5100	5,000.	324,900	661,500	661,500	Year End Roll	1/3/2017
2016	104	FV	331,500	5100	5,000.	296,400	633,000	633,000	Year End	1/4/2016
2015	104	FV	294,000	5100	5,000.	290,700	589,800	589,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:43:30

LAST REV

Date	Time
10/26/18	08:40:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11001

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HO PETER K & AN	71626-37	1	9/17/2018	Convenience	1	No	No		
	18182-144		6/1/1987		287,500	No	No		Y

USER DEFINED

Prior Id # 1:	91732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2017	1097	Siding	30,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06015623
Const Adj.:	0.98000199
Adj $ / SQ:	187.012
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698669
Depreciation:	184449
Depreciated Total:	514220

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

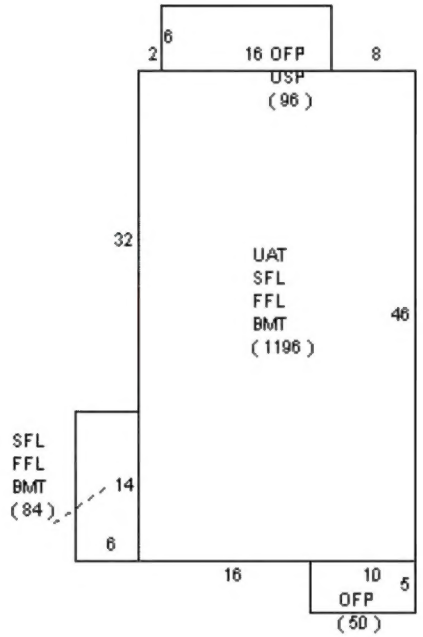
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.01
Special Features:	0	Val/Su Net:	117.37
Final Total:	514200	Val/Su SzAd	200.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	56.100	71,813
FFL	First Floor	1,280	187.010	239,375
SFL	Second Floor	1,280	187.010	239,375
UAT	Upper Attic	299	130.910	39,142
OFP	Open Porch	146	27.250	3,978
OSP	Screen Porch	96	36.320	3,486

Net Sketched Area:	4,381			Total:	597,169
Size Ad	2560	Gross Area	5278	FinArea	2859

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1960	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc